

**MEMORANDUM**  
DENNIS E. RUSK, ARCHITECT  
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DATE: November 2, 2007

TO: City of Las Vegas Current Planning

PROJECT: Verge Living Corporation  
Formally Main and Bonanza Senior Center  
Z-0046-02/ U-0114-02/Z-0046-02(1)  
Variance extension of time

REFERENCE: Variance 8651

Dear Sirs,

On behalf of my clients, we are requesting an extension of time for the variance of the one to one height restriction on a major street and the residence adjacent setback requirements. Previously and currently approved with an extension of time is the Senior Center. The selection process for the contractor to build the project has taken longer than anticipated and it is the only step necessary to obtain the building permits and commence construction. The following is the original request, however height and changes have been requested and approved subsequent to the original request. The following is the original request:

"The new condominium project is proposed to be an 83.5 feet, 296 unit mixed use residential project with 34,700 sf retail on Main street. The one to one height ratio on Main Street cannot be achieved with the narrow to width of the lot configuration of 241 feet and the residential adjacent factor from First Street requiring 249 feet.

Mitigating factors for this variance are extensive vertical and horizontal articulation of setbacks, off-sets and cantilevered balconies on the exterior elevations, major step back of floors as the building climbs from the First Street residences, and retail only facing non-residential properties to the south and west. To further mitigate the exposure of the new resident units to the existing residential homes on First Street there are no windows on the east side from the

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units and garden courtyards are provided at the steps of each wing. The interior courtyards have staggered balconies and off-set articulation with a cantilevered view through the mall on the street level. To soften the height of the building a terraced landscape shade structure is proposed at the roof level. Also to create an articulation of the exterior elevation we have set the Main street and Bonanza Street retail space an additional 16 feet back from the set back for a total of 31 and 36 feet back of curb for an arcade effect. Alternating floors on the Main Street side have a set back of 16 feet and to create additional articulation we request various balconies to project 4, 6 and 8 feet into the front Bonanza, Main Street side and rear yard. The lowest balcony would be 14 feet above the street."

This request is house keeping in nature to mitigate any unclosed entitlement issues.

Thank you,

A handwritten signature in dark ink, appearing to read 'Dennis E. Rusk', enclosed within a circular stamp or seal.

Dennis E. Rusk, Architect

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